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Redevelopment Board Minutes 11/08/2010

Minutes of Monday, November 8, 2010
Arlington Redevelopment Board
Second Floor Conference Room, Town Hall Annex
Approved 12/6/10

Members Present: 11_08_
Roland Chaput
Bruce Fitzsimmons
Chris Loreti, Chairman
Ed Tsoi
Andrew West

Also present were several members of the public.

The meeting was called to order at 7:00pm.

The Chairman opened the meeting by describing the need to continue to discuss the Town's negotiating position on Symmes and the Board's need to discuss the purchase, exchange, lease or value of real property, and that doing so in an open session may have a detrimental effect on the negotiating position of the public body. Mr. Fitzsimmons then moved to enter executive session and Mr. Tsoi seconded the motion. A roll call vote was taken with Mr. West voting yes, Mr. Tsoi voting yes, Mr. Chaput voting yes, Mr. Fitzsimmons voting yes and Mr. Loreti voting yes.

The open session was resumed by the Chair following the close of executive session on a roll call vote.

Mr. Loreti then turned to the continued hearing for 30-50 Mill Street. He outlined a process for proceeding towards a final vote and written decision. The Board then outlined remaining issues to address, including a letter from the Town Engineer on flood storage and public utilities, and a letter from Arlington Bicycle Advisory Committee endorsing TAC's recommendations. Mr. Loreti asked Ms. Winstanley O'Connor for the citation in the bylaw for the office use and parking special permits.

Mr. West suggested a design change to the ramp connecting the site to the pavilion park. The applicant agreed to try to make this design change.

Ms. Winstanley O'Connor agreed to check with the MBTA on whether the applicant could include a design of the pavilion park that encroached slightly into the bikepath right-of-way.

Mr. Fitzsimmons asked for clarification on proposed lighting. Mr. Williams replied that there would be pole-mounted and wall-mounted fixtures, including six wall-packs, shielded and aimed down. Mr. Fitzsimmons also confirmed that the applicant proposed to replace light fixtures and benches in the pocket park. Mr. Dickason replied that two benches and two light heads would be replaced. Mr. Loreti asked that the path there be designed to go straight toward the high school campus since foot-traffic would create such a path. Mr. Loreti asked for further light clarification. Mr. Williams replied that he would bring cut-sheets to the following meeting, and would confirm that they would be LED fixtures. Mr. Loreti commented that the Board has a standard permit condition that the applicant would maintain plantings and ask whether the applicant would be maintaining those in the pocket park. Mr. Dickason said that they were not planning to maintain the plantings in the pocket park on Town property. Mr. Loreti said the permit would make that clear.

There was general agreement that the plan sheet labeled EXH-1 showed landscaping in the parking lot in a way that would meet the requirement that 8% of the parking lot be landscaped.

Mr. Loreti commented that the pavilion park would be mostly paved, not landscaped. Mr. Williams responded that this was at the Arlington Bicycle Advisory Committee's request, and that three linden trees were proposed along the edge near the bike path.

The Board then reviewed with Mr. Dickason that the retail building would be modeled after Post Office Square in Boston as a place for an ice cream or a cold drink, or could be a garden center for the hardware store.

Chris Poles of Cube 3 then presented the discussion on exterior building materials. He handed out sheets A-210 through A1-201 showing cornice detail and retail building elevations. Mr. Chaput confirmed that no pipes or other equipment would protrude above the roof of the retail building. Architect Brian O'Connor agreed.

Mr. Loreti then asked the Board to consider the degree of flexibility of use for the retail building that the Board might approve in the Decision before the property owner would be required to return to the Board to amend the permit for a different use. The Board did not want to leave this open-ended. The Board and the developer agreed to consider this.

Mr. Fitzsimmons asked to review the drainage and lighting plan at the following meeting. Mr. Chaput asked about snow storage. Mr. Williams responded that it would be taken off-site as per the Conservation Commission decision to a snow disposal facility. Mr. Williams also agreed to provide special paving detail requested by Mr. West.

It was agreed that signage would not be approved with this Decision, but would be presented in the future and the Special Permit would be re-opened for signage approval.

Mr. West moved to continue the hearing to November 22 at 8:00pm. Mr. Tsoi seconded and all voted in favor.

The Board then turned to the October 25 meeting minutes. Mr. Fitzsimmons move to approve the minute as amended. Mr. West seconded and all voted in favor.

The Board reviewed the work tracking report. Mr. Loreti asked for an update on building leases in the Central School. He asked for a report on vacancies, and asked that Dave Berry to report at a Board meeting on getting Mystic River Watershed Association at least to pay expenses.

The Chairman then turned to a question raised at a previous meeting about signage. Planner Joey Glushko had prepared a report to the Board. Mr. Loreti asked the Board to consider what quantity of free-standing signs should be allowed, noting that there is no limit in the bylaw and each business in a single building or property could seek and receive a permit for a free-standing sign. The Board agreed to have an agenda item at the first December meeting to discuss possible zoning bylaw amendments for Town meeting.

Mr. Loreti asked that ARB building vacancies be added to the tracking report.

Mr. Fitzsimmons moved to adjourn. Mr. Tsoi seconded and all voted in favor. The meeting adjourned at 9:17pm

Respectfully submitted,
Carol Kowalski
Secretary ex Officio